

Laing Bennett

Residential sales

Georgian Cottage, Canterbury Road, Etchingill, Folkestone, Kent, CT18 8DF

Guide Price £450,000

EPC RATING: D

Impressive
Contemporary
Home

An impressive three bedroom home displaying opulent yet contemporary features such as high ceilings, original decorative coving, opulent natural polished solid honey oak staircase and handrail, sash windows. Attractive gardens and parking to the rear for three vehicles. Accommodation comprises: Ground floor - Entrance vestibule with cupboard and cloak hanging space, spacious entrance hall, large living/dining room, 'Modern kitchen integral dishwasher, washing machine, fridge freezer, breakfast bar and space for table and chairs. First floor: Landing, bedroom one bedroom two and bedroom three with hatch to large loft space. Outside: The delightful well stocked gardens to the front are laid to lawn. Shed to remain. To the rear there is a courtyard area offering privacy and seclusion, being paved with a decked terrace. Off road parking for up to three vehicles. EPC Rating: D



Approximate Gross Internal Area (Including Low Ceiling) = 106 sq m / 1137 sq ft

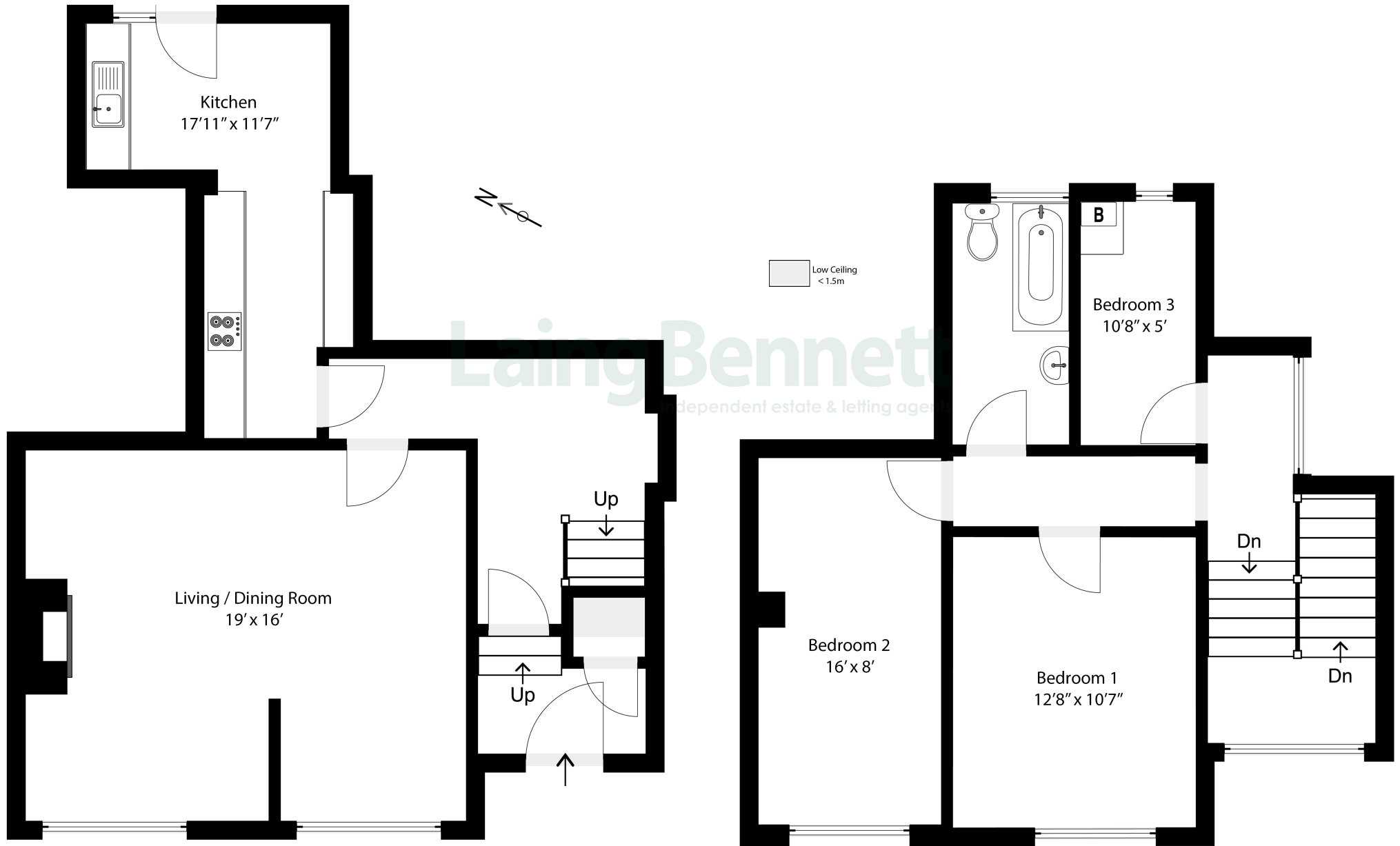


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

This property is located in the village of Etchinghill in a converted farm yard development. Amenities on offer include; golf course, popular public house 'The Gatekeeper', village hall and bus stops with regular services to both Folkestone and Canterbury. The nearby village of Lyminge offers further amenities including; primary school, post office, doctor surgeries and a variety of shops. At the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel

Ground floor

Entrance vestibule

Spacious hall

Large living/dining room

19' 11" x 17' 11" (6.07m x 5.46m)

'L' shaped kitchen

17' 11" x 11' 7" (5.46m x 3.53m)

First floor

Landing

Bedroom one

12' 8" x 10' 6" (3.86m x 3.20m)

Bedroom two

16' 0" x 8' 0" (4.88m x 2.44m)

Bedroom three

10' 8" x 5' 0" (3.25m x 1.52m)

Bathroom/WC





Outside

Garden

The delightful well stocked gardens to the front are laid to lawn. Shed to remain.

Parking

Off road parking for up to three vehicles

Heating

Gas









Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

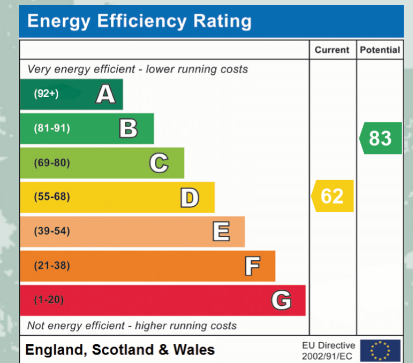
Lyminge

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